

EXHIBIT A - FINDINGS

- A. The proposed Lot Line Adjustment is consistent with the provisions of Section 21.02.030 of the Real Property Division Ordinance because the parcels as adjusted are consistent with the minimum parcel sizes as set forth in the General Plan, and will not result in the creation of any additional parcels. Furthermore, the proposed lot line adjustment does not create more development potential than what exists today to be developed consistent with applicable County regulations. The proposed adjustment is better than the existing lot line situation and is also consistent with both state and local law.
- B. The proposal will have no adverse effect on adjoining properties, roadways, public improvements, or utilities.
- C. Compliance with the attached conditions will bring the proposed adjustment into conformance with the Subdivision Map Act and Section 21.02.030 of the Real Property Division Ordinance.
- D. The project qualifies for a Categorical Exemption (Class 5) pursuant to CEQA Guidelines Section 15303 because the proposed project is considered a minor alteration on land with a slope of less than 20% that will not result in changes in land use or density. Minor lot line adjustments not resulting in the creation of any new parcels are included in this Class 5 categorical exemption.